

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 17.024.3.2 (Section III-C, 3.) 1945 regulations to permit a side setback of one foot in lieu of the required seven feet for an attached carport

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Existing carport roof attached to house starting to rot
2. Would like to fit two cars
3. Cannot project to rear due to interference with power lines

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon,
Zoning Commissioner

Date: December 10, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 85-165-A,
85-166-A and 85-169-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 5, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Steven Herrera
B/H Contractors Inc.
3630 Rusty Rim
Ellicott City, Maryland 21043

RE: Item No. 112, Case No. 85-165-A
Norman E. Johnson - Petitioner
Variance Petition

Dear Mr. Herrera:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Home phone



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

November 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #112 (1984-1985)
Property Owner: Homer E. Johnson
N/S Washington Ave. 115' W. from centerline
Maryvale Rd.
Acres: 79.41/63.78 x 107.48/107.48
District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

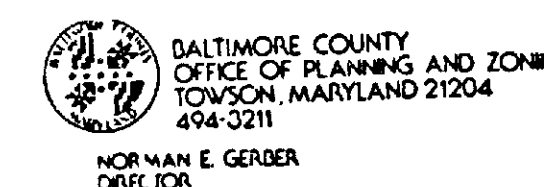
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James R. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:ss



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

11/21/84

Re: Zoning Advisory Meeting of 10/30/84
Item # 112
Property Owner: Homer E. Johnson
Location: 115' W. from centerline
Maryvale Rd.

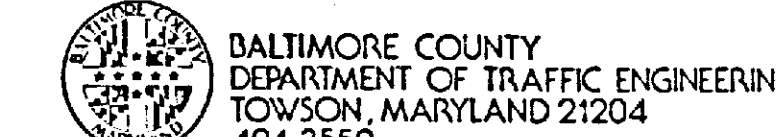
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access to this site is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/21/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- ☒ Additional comments:

Norman E. Gerber
Director, Current Planning and Development

cc: James Russell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEVEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 109, 110, 112, 113, 114, and 116 ZAC Meeting of October 30, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 109, 110, 112, 113, 114, and 116.

Michael S. Flanigan
Traffic Engineering Assoc. II

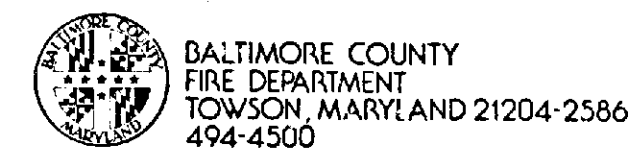
MSF:ccm

John
12/1/84
85-165-A

JUL 31 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



Mr. H. REINKE
Chief

November 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Home E. Johnson

Location: N/S Washington Ave. 115' W. from c/l Maryvale Road

Item No.: 112 Zoning Agenda: Meeting of 10/30/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

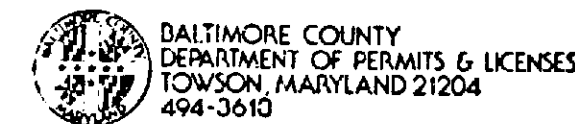
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: George M. Hegardt Noted and Approved: George M. Hegardt
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



November 5, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 112 Zoning Advisory Committee Meeting are as follows:

Property Owner: Home E. Johnson
Location: N/S Washington Avenue 115' W. from c/l Maryvale Road
Existing Zoning: R-1, S-5
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 7'.

Address: 79.11/63.78 x 107.48/107.48
District: 2nd

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

(B) A building/other permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1000, also Section 501.3.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

SPECIAL NOTE: (1) Comments - Covering the existing gas line may be a violation of the Plumbing Code and/or The Baltimore Gas & Electric Co. regulations. Until the owner has conferred with Mr. Vernon Bucher at 494-3620 and the Gas Co., approval should not be granted for this variance.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 112 (Plans Section) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:ee

November 15, 1984

Mr. Steven Herrera
B/H Contractors Inc.
3630 Rusty Rim
Ellicott City, Maryland 21043

NOTICE OF HEARING

RE: Petition for Variance
N/S Washington Ave., 115' W of
the c/l of Maryvale Rd. (3422 Washington Ave.)
Home E. Johnson - Petitioner
Case No. 85-165-A

TIME: 10:00 a.m.

DATE: Monday, December 17, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134316

DATE: 10-18-84 ACCOUNT: 12-01-815-070

AMOUNT: 35.00

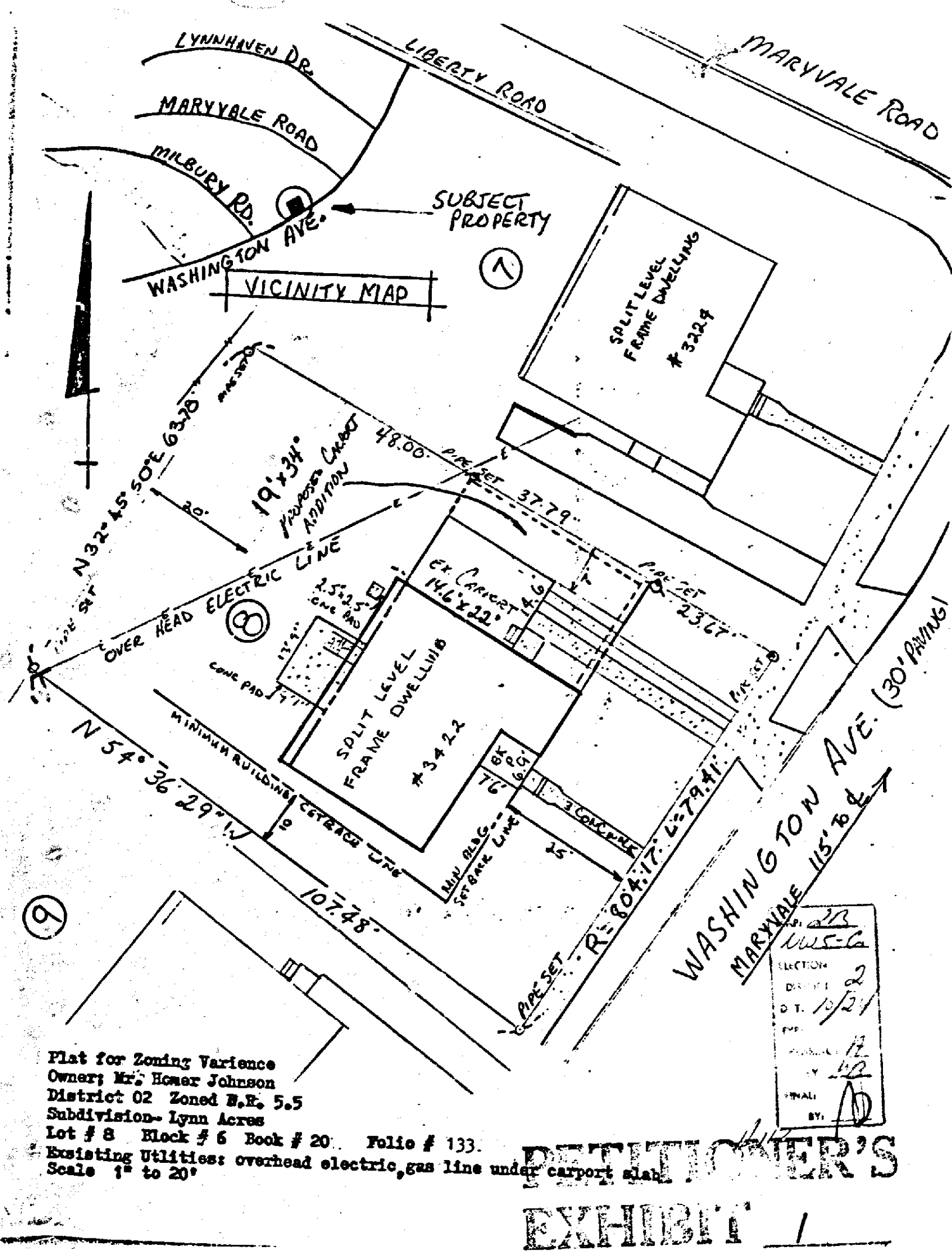
RECEIVED FROM: F. L. Co. Co. 112

FOR: 112

6 405*****35001 81647

VALIDATION OR SIGNATURE OF CARRIER

Baltimore, Maryland 21207



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-165-A

District: 2nd Date of Posting: 11-21-84

Posted for: Variance

Petitioner: Home E. Johnson

Location of property: N/S Washington Ave. 115' W of the c/l

of Maryvale Rd. (3422 Washington Ave.)

Location of Sign: on front of 3422 Washington Ave.

Remarks:

Posted by: A. J. Reate Date of return: 12-7-84

Number of Signs: 1

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Washington Ave., : OF BALTIMORE COUNTY
115' W of the Centerline :
of Maryvale Rd. (3422 :
Washington Ave.), 2nd Dist. :
HOMER E. JOHNSON, Petitioner : Case No. 85-165-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Homer E. Johnson, 3422 Washington Ave., Baltimore, MD 21207, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

LEGAL NOTICE

PETITION FOR VARIANCE

85-165-A

LOCATION: 115' W of the Centerline of Washington Ave., 115' W of the Centerline of Maryvale Rd. (3422 Washington Ave.)

DATE AND TIME: Monday, December 17, 1984

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, in conformity with the Zoning Ordinance of Baltimore County, will hold a public hearing on the above-captioned petition for variance at the time and place stated above.

Persons for Variance: To present a side yard setback of 1' in lieu of the required 7'.

Notice: The property of Homer E. Johnson is being offered for sale by the Zoning Commission of Baltimore County.

In the event that this Petition is granted, a building permit shall be required before any construction is begun. The Zoning Commission of Baltimore County, in conformity with the Zoning Ordinance of Baltimore County, will hold a public hearing on the above-captioned petition for variance at the time and place stated above.

BY ORDER OF: ARNOLD JABLON, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

60881

Pikesville, Md., Nov. 28, 1984

I CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore, Maryland before the 17th day of 1984.

A publication appearing on the 1 day of Nov., 1984.

and publication appearing on the day of 1984.

the third publication appearing on the day of 1984.

THE NORTHWEST STAR

John H. Hefner
Manager

Cost of Advertisement \$20.00

PETITION FOR VARIANCE
2nd Election District
LOCATION: North side of Washington Avenue, 115 feet West of the centerline of Maryvale Road (3422 Washington Avenue)
DATE AND TIME: Monday, December 17, 1984 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit a side setback of one (1) foot in lieu of the required seven (7) feet for an attached carport.
Being the property of Homer E. Johnson as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Nov. 29

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 29, 1984.

THE JEFFERSONIAN,

JB Kenton

Publisher

Cost of Advertising 85-165-A 20.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

December 5, 1984

Mr. Steven Herrera
B/H Contractors Inc.
3630 Rusty Rd
Ellicott City, Maryland 21043

RE: Petition for Variance
N/S Washington Ave., 115' W of the
c/l of Maryvale Road (3422 Washington Ave.)
Homer E. Johnson - Petitioner
Case No. 85-165-A

Dear Mr. Herrera:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003131
DATE 12/17/84 ACCOUNT 8-61-615-131
AMOUNT \$45.00
RECEIVED BY *[Signature]*
FOR *ARNOLD JABLON*
VALIDATION OR SIGNATURE OF CASHIER

Zoning Description
Beginning on the North side of Washington Ave.
30 feet paving, at a distance of 115 feet west of the
centerline of Maryvale Road, Being Lot #8, Block #6, in
the subdivision known as Lynn Acres, Book 20, Folio
133, also known as 3422 Washington Ave., in the 2nd
Election District.

PETITION FOR VARIANCE 2nd Election District

LOCATION: North side of Washington Avenue, 115 feet West of the centerline of Maryvale Road (3422 Washington Avenue)
DATE AND TIME: Monday, December 17, 1984 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side setback of one (1) foot in lieu of the required seven (7) feet for an attached carport.

Being the property of Homer E. Johnson as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE
N/S of Washington Avenue, 115'
W of the centerline of Mary-
vale Road (3422 Washington
Avenue) - 2nd Election
District
Homer E. Johnson,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-165-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side yard setback of one foot instead of the required seven feet in order to enlarge an existing carport, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Steven Herrera, a contractor, testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5, is improved with the Petitioner's residence and a 14.6' x 22' carport attached to the right side of the dwelling. An enclosed shed takes up most of the carport leaving only enough area to park a small car. See Petitioner's Exhibit 7, photographs of the carport. Additionally, the carport is in a deteriorating condition and needs to be replaced. Therefore, the Petitioner proposes to reconstruct the carport and enlarge it by adding six feet to its width and approximately 16 feet length which will permit the parking of two average size vehicles and allow the shed to remain. The shed is used for the storage of the Petitioner's tools since he has no basement.

The Petitioner's neighbors do not oppose the carport. See Petitioner's Exhibits 5, and 6. In fact, it will be a welcome improvement and add to the neighborhood aesthetically. See Petitioner's Exhibit 3.

The Petitioner seeks relief from Section 1802.3.B (Section III.C.3, 1945 Zoning Regulations), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

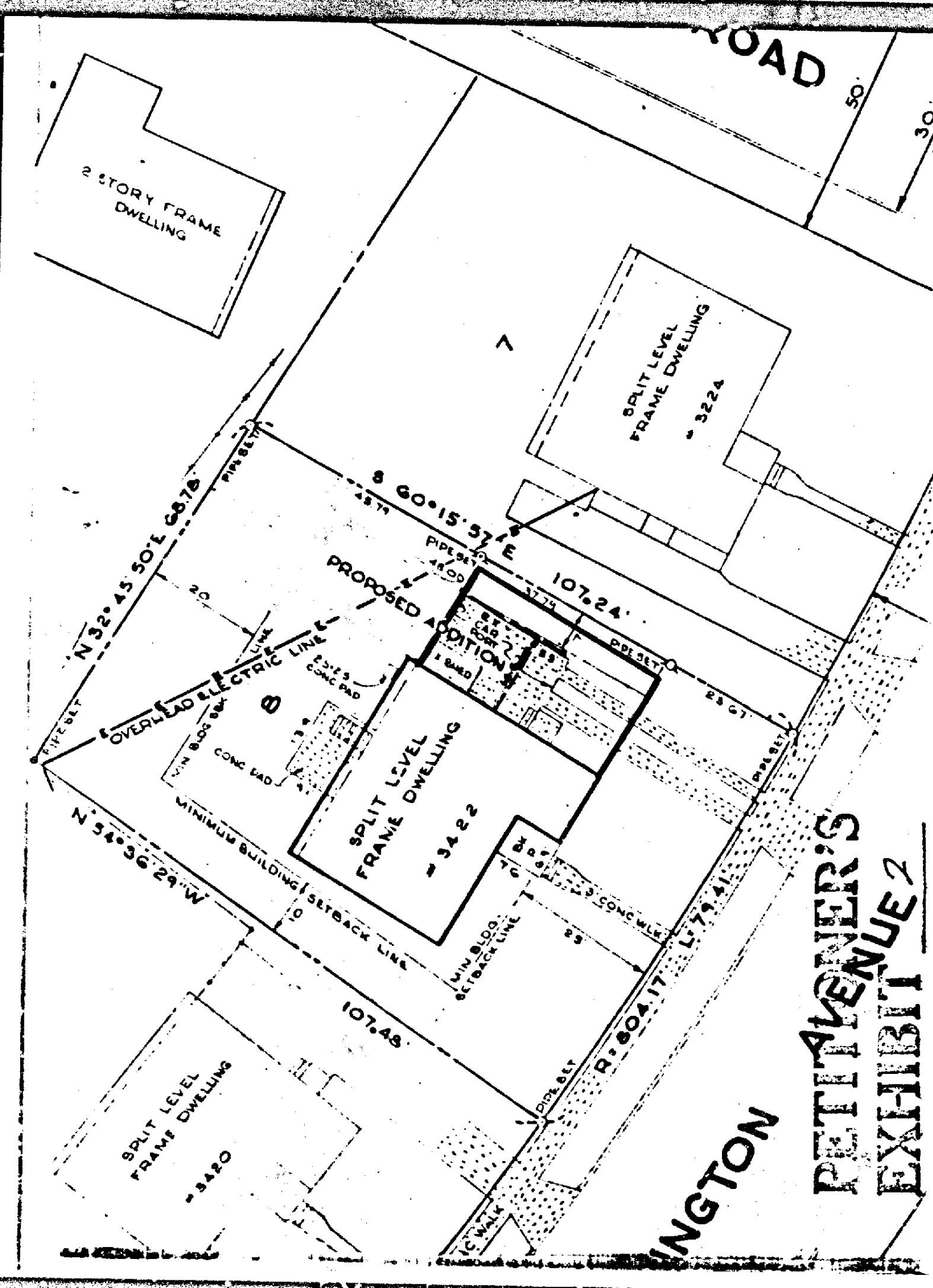
pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of December, 1984, that the Petition for Zoning Variance to permit a side yard setback of one foot instead of the required seven feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Mr. Homer E. Johnson
People's Counsel



ORDER RECEIVED FOR FILING

DATE *Dec 18 1984*
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE *Dec 18 1984*
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE *Dec 18 1984*
BY *[Signature]*

Date: December 11, 1984

To: Baltimore County Zoning Plans Advisory Committee
ATTN: Mr. Nicholas B. Commodori, Chairman
Baltimore County Office Building
Towson, Md. 21204

From: Mr. and Mrs. Sol Gerstein
3424 Washington Ave.
Baltimore, Md. 21207

Subject: Petition for Zoning Variance

Ref: Case No. 85-165A
Mr. Homer E. Johnson, Petitioner
3422 Washington Ave.
Baltimore, Md. 21207

Dear Sir,

We have no objection to the proposed reconstruction of the existing carport located on the adjacent property at 3422 Washington Ave. as described in the petition listed above. We have examined the plot plan and a construction drawing. We believe that the proposed carport will add to the appearance of the property in particular, and the neighborhood in general. We endorse approval of the petition.

Sol Gerstein
Sol Gerstein

PETITIONER'S
EXHIBIT 4

Date: December 11, 1984

To: Baltimore County Zoning Plans Advisory Committee
ATTN: Mr. Nicholas B. Commodori, Chairman
Baltimore County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

From: Mr. and Mrs. Henry Silbermann
3423 Washington Ave.
Baltimore, Md. 21207

Subject: Petition for Zoning Variance

Ref: Item No. 112, Case No. 85-165A
Mr. Homer E. Johnson, Petitioner
3422 Washington Ave.
Baltimore, Md. 21207

Dear Sir,

We have no objection to the proposed reconstruction of the existing carport located at 3422 Washington Ave. as described in the petition listed above. We have examined the plot plan and a construction drawing. We believe that the proposed carport will add to the appearance of the property in particular, and the neighborhood in general. We endorse approval of the petition.

Henry Silbermann
Henry Silbermann

PETITIONER'S
EXHIBIT 5

Date: December 11, 1984

To: Baltimore County Zoning Plans Advisory Committee
ATTN: Mr. Nicholas B. Commodori, Chairman
Baltimore County Office Building
Towson, Md. 21204

From: Mr. and Mrs. Stanley L. Roll
3413 Maryvale Rd.
Baltimore, Md. 21207

Subject: Petition for Zoning Variance

Ref: Case No. 85-165A
Mr. Homer E. Johnson, Petitioner
3422 Washington Ave.
Baltimore, Md. 21207

Dear Sir,

We have no objection to the proposed reconstruction of the existing carport located on the adjacent property at 3422 Washington Ave. as described in the petition listed above. We have examined the plot plan and a construction drawing. We believe that the proposed carport will add to the appearance of the property in particular, and the neighborhood in general. We endorse approval of the petition.

Stanley L. Roll
Stanley L. Roll

PETITIONER'S
EXHIBIT 6

PETITIONER'S
EXHIBIT 3

